

CK

61286

WARRANTY DEED

Vol. M80 Page 8139

KNOW ALL MEN BY THESE PRESENTS, That MEL STEWART HOMES, INC.

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by MICHAEL L. NOLLER and CAROLYN S. NOLLER, husband and wife, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 9, Block 12, Tract No. 1064, FIRST ADDITION TO GATEWOOD,
in the County of Klamath, State of Oregon.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances Those set out in Exhibit "A" attached hereto

and that

grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$48,500.00.

~~THE GRANTOR HEREBY COVENANTS TO AND WITH THE SAID GRANTEE AND GRANTEE'S HEIRS, SUCCESSORS AND ASSIGNS, THAT GRANTOR IS LAWFULLY SEIZED IN FEE SIMPLE OF THE ABOVE GRANTED PREMISES, FREE FROM ALL ENCUMBRANCES THOSE SET OUT IN EXHIBIT "A" ATTACHED HERETO.~~

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 5TH day of May, 1986; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

MEL STEWART HOMES, INC.

BY: Mel Stewart Pres.

STATE OF OREGON,

County of _____

19____

Personally appeared the above named _____

_____ and acknowledged the foregoing instrument to be _____ voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

STATE OF OREGON, County of Klamath) ss.
May 6, 1986Personally appeared Melvin Stewart and

who, being duly sworn, each for himself and not one for the other, did say that the former is the the president and that the latter is the secretary of

MEL STEWART HOMES, INC.

a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:

W. Carlene P. Addington

Notary Public for Oregon

My commission expires: 3-22-89

(OFFICIAL SEAL)

(If executed by a corporation, affix corporate seal)

Mel Stewart Homes, Inc.

GRANTOR'S NAME AND ADDRESS

Michael L. Noller
Carolyn S. Noller

GRANTEE'S NAME AND ADDRESS

After recording return to:

Michael L. & Carolyn S. Noller
5523 Brentwood
City, 97603

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

Michael L. & Carolyn S. Noller
5523 Brentwood
City, 97603

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of _____) ss.

I certify that the within instrument was received for record on the day of _____, 19____, at _____ o'clock _____ M., and recorded in book/reel/volume No. _____ on page _____ or as fee/file/instrument/microfilm/reception No. _____, Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

By _____ Deputy

SPACE RESERVED
FOR
RECORDER'S USE

PH 3 54

8140

EXHIBIT "A"

1. City liens, if any, of the City of Klamath Falls. We find none as of April 24, 1986.
2. An easement, including the terms and provisions thereof :
Dated : June 26, 1905
Recorded : May 18, 1907
Book : 22
Page : 479
In favor of : United States of America
(No specific Location)
3. An easement, including the terms and provisions thereof:
Dated : May 1, 1945
Recorded : May 15, 1945
Book : 176
Page : 284
In favor of : California Oregon Power Company
For : Right of way for pole lines
(No specific location)
4. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of First Addition to Gatewood.
5. Covenants, easements and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms thereof,
Recorded : September 3, 1976
Book : M-76
Page : 13888

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the 12th day
of May A.D., 19 86 at 3:54 o'clock P M., and duly recorded in Vol. M86,
of Deeds on Page 8139.

FEE \$14.00

Evelyn Biehn, County Clerk
By [Signature]